

## **RESOLUTION A**

### **(APPROVING A DEVELOPMENT AGREEMENT)**

#### **A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR THE JOINT UNIVERSITY OPERATIONS CENTER FOR 1050 ESTES DRIVE (ORANGE COUNTY PARCEL IDENTIFIER #9789-24-7373 AND 9789-03-3163) (2018-06-27/R-11)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Development Agreement, proposed by the University of North Carolina at Chapel Hill, the Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill, and the Town of Chapel Hill, if developed according to the documents dated June 27, 2018, and further amended in response to comments at the public hearing would achieve the purposes of the Comprehensive Plan, including, but not limited to:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (Place for Everyone.1)
- A welcoming and friendly community that provides all people with access to opportunities (Place for Everyone.4)
- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1)
- Promote a safe, vibrant, and connected (physical and person) community (Community Prosperity and Engagement.3)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Good Places, New Spaces.3)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Good Places, New Spaces.5)
- A community that welcomes and supports change and creativity (Good Places, New Spaces.6)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Good Places, New Spaces.8)
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Nurturing our Community.5)
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and

support residents in minimizing their personal footprints (Nurturing our Community.7)

- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing our Community.8)

BE IT FURTHER RESOLVED that the Council hereby approves the Development Agreement for the Joint University Operations Center at 1050 Estes Drive, as described in the meeting materials for 06/27/18 and discussed by the Council, with technical corrections to be adjusted by the Town Manager and Town Attorney.

BE IT FURTHER RESOLVED that the Council hereby authorized the Town Manager and Town Attorney to enter into a lease for the development described in the Development Agreement.

This the 27<sup>th</sup> day of June, 2018.